

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 45 | | HIBBERT ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | Unit #: |
|-----------|-------------------|------------|
| Owner 1: | CARRIGAN ANDREW G | |
| Owner 2: | | |
| Owner 3: | | |
| Street 1: | 45 HIBBERT ST | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry |
| Postal: | 02476 | Own Occ: Y |
| | | Type: |

PREVIOUS OWNER

| | | | |
|-----------|------------------------------|-------|--|
| Owner 1: | SYNAN DANIEL M & ELIZABETH - | | |
| Owner 2: | - | | |
| Street 1: | 45 HIBBERT ST | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry | |
| Postal: | 02476 | | |

NARRATIVE DESCRIPTION

This parcel contains .076 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1500 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.07645 | Total SF/SM: | 3330 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 363,930 | Spl Credit | Total: | 363,900 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| 101 | 3330.000 | 245,300 | | 363,900 | 609,200 | | 117938 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | 0.076 | 245,300 | | 363,900 | 609,200 | Entered Lot Size | GIS Ref |
| Total Parcel | 0.076 | 245,300 | | 363,900 | 609,200 | Total Land: | Insp Date |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | 406.13 | /Parcel: | 406.13 | Land Unit Type: | 07/09/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-----------------|-------------|
| 2022 | 101 | FV | 245,300 | 0 | 3,330. | 363,900 | 609,200 | | Year end | 12/23/2021 | PRINT | |
| 2021 | 101 | FV | 237,500 | 0 | 3,330. | 363,900 | 601,400 | | Year End Roll | 12/10/2020 | Date | Time |
| 2020 | 101 | FV | 237,600 | 0 | 3,330. | 363,900 | 601,500 | 601,500 | Year End Roll | 12/18/2019 | 12/30/21 | 17:37:33 |
| 2019 | 101 | FV | 189,000 | 0 | 3,330. | 358,700 | 547,700 | 547,700 | Year End Roll | 1/3/2019 | LAST REV | |
| 2018 | 101 | FV | 197,400 | 0 | 3,330. | 275,500 | 472,900 | 472,900 | Year End Roll | 12/20/2017 | Date | Time |
| 2017 | 101 | FV | 197,400 | 0 | 3,330. | 259,900 | 457,300 | 457,300 | Year End Roll | 1/3/2017 | 07/30/18 | 11:59:11 |
| 2016 | 101 | FV | 197,400 | 0 | 3,330. | 239,200 | 436,600 | 436,600 | Year End | 1/4/2016 | appr | |
| 2015 | 101 | FV | 186,000 | 0 | 3,330. | 223,600 | 409,600 | 409,600 | Year End Roll | 12/11/2014 | | |

SALES INFORMATION

TAX DISTRICT

[illegible]

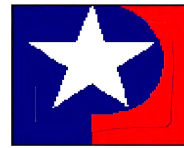
BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|-------------|-----|--------------|
| 7/9/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/7/2008 | Measured | 345 | PATRIOT |
| 12/3/2006 | MLS | HC | Helen Chinal |
| 4/25/2000 | Inspected | 264 | PATRIOT |
| 12/20/1999 | Mailer Sent | | |
| 12/14/1999 | Measured | 276 | PATRIOT |
| 12/1/1981 | | PS | |
| | | | |
| | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 117938 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

